



7 Katesway, Herongate, Shrewsbury, Shropshire, SY1 3YY

www.hbshrop.co.uk



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Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Offers In The Region Of £209,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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Offered for sale with NO UPWARD CHAIN and occupying a lovely cul-de-sac position, this is a neatly presented, improved and well proportioned modern two bedroom semi detached house. The property situated within this favoured residential location, close to the Shrewsbury town centre and local amenities. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, first floor landing, two bedrooms, refitted bathroom, front and rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating, pleasing cul-de-sac position.

The accommodation in greater detail comprises:

Canopy over, wood effect UPVC double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator.

Door from entrance hallway gives access to:

Lounge

13'7 x 10'1

Having UPVC double glazed window to front, radiator, stone effect electric fire set to a contemporary hearth and decorative fire surround, understairs storage cupboard, TV aerial point, coving to ceiling.

Doorway from lounge gives access to:

Refitted kitchen/diner

13'3 x 9'2

Having contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, stainless steel cooker canopy over, fitted worktops with inset sink and mixer tap over, tiled floor, UPVC double glazed window to rear, coving to ceiling, radiator.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, coving to ceiling, linen store cupboard.

From first floor landing doors then give access to: Two bedrooms and refitted bathroom.

Bedroom one

13'3 max reducing down to 10'1 x 11'5

Having UPVC double glazed window to front, radiator, coving to ceiling, over stairs storage cupboard/wardrobe.

Bedroom two

9'4 x 6'5

Having UPVC double glazed window to rear, built-in double wardrobes, radiator, coving to ceiling.

Refitted bathroom

Having a three piece white suite comprising: P shaped panel bath with glazed shower screen to side and wall mounted mixer shower, pedestal wash hand basin, low flush WC, tiled floor, heated chrome style towel rail, UPVC double glazed window to rear, part tiled to walls.

Outside

To the front of the property there is a generous driveway with lawn gardens to front,. Gated pedestrians side access leads to the property':

Rear gardens

Having paved patio, lawn gardens, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

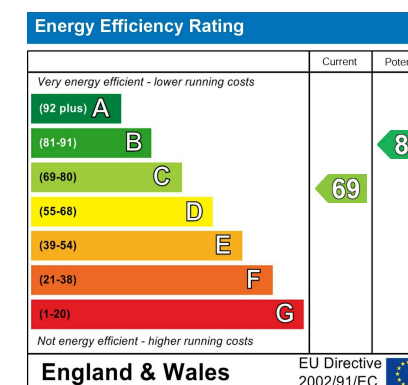
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

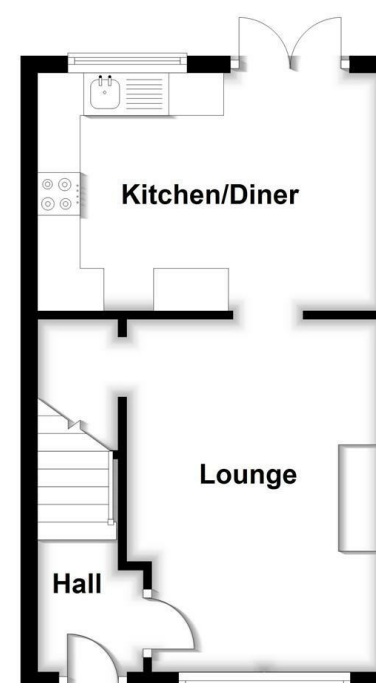
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

